

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

November 14, 2024

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 151 (the "District") met in regular session, open to the public, on the 14th day of November, 2024, at the offices of Inframark LLC, 2002 West Grand Parkway North, Suite 100, Katy, TX 77449, outside the boundaries of the District, and the roll was called of the members of the Board:

Keith Gier	President
Nathan H. Shipley	Vice President
Louis James	Secretary
Jared Ciarella	Assistant Secretary
Cory McFarland	Assistant Vice President

and all of the above were present except Director Ciarella, thus constituting a quorum.

Also present at the meeting were Justin Waggoner of Touchstone District Services; Cole Wilson of Lake Management, LP ("LMS"); Debbie Wise of Tax Tech, Inc.; Jerry Schroeder of Storm Water Solutions, LLC ("SWS"); Jorge Diaz of McLennan & Associates, L.P.; ElizaBeth Reeves and Starsky Wallin of Inframark Water & Infrastructure Services; Andrew Faubion of Terry's Landscape & Design ("Terry's"); Lyndsay Evans and Alyvia McEwen of Quiddity Engineering, LLC ("Quiddity"); and Whitney Higgins and Kathryn Mercado of Allen Boone Humphries Robinson LLP.

COMMENTS FROM THE PUBLIC

There were no public comments.

CONSENT AGENDA

Ms. Higgins asked if any Board member wished to remove items from the consent agenda for individual discussion. Director Gier requested that agenda item 2.e. be removed from the consent agenda. After discussion, Director Gier moved to approve all items on the consent agenda, except item 2.e., including (1) the minutes of the August 8, 2024, special meeting, October 10, 2024, special meeting, and October 28, 2024, regular meeting; (2) the tax assessor's report; (3) the maintenance and mowing report; (4) the report from the City of Katy Fire Department; and (5) direct that, where appropriate, items are filed and retained in the District's official records. Director McFarland seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

LAKE MAINTENANCE

Mr. Wilson presented a proposal in the amount of \$1,515.86, submitted by LMS, to replace the electrical enclosures that supply power to the upper fountain, lower north fountain, waterfall equipment, well, irrigation controls, and some area lighting. A copy of the proposal is attached.

Mr. Wilson then presented a proposal in the amount of \$6,242.00, also submitted by LMS, to replace both waterfall pump motors and seals, a sump pump, the exhaust blower fan, the light fixture, and the vault hatch lift supports and latch. A copy of the proposal is attached.

After review and discussion, Director James moved to (1) approve the proposal in the amount of \$1,515.86, submitted by LMS; and (2) approve the proposal in the amount of \$6,242.00, submitted by LMS. Director McFarland seconded the motion, which passed unanimously.

BOOKKEEPING MATTERS

Mr. Diaz presented the bookkeeper's report, including the investment report and bills presented for payment, a copy of which is attached. He requested authorization for additional check no. 2329 in the amount of \$34,302.80, payable to Terry's. After review and discussion, Director James moved to approve the bookkeeper's report and payment of the bills, including the additional check, as detailed above. Director Gier seconded the motion, which passed unanimously.

ADOPT RESOLUTION VOTING FOR DIRECTOR FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT ("FBCAD")

The Board considered casting the District's 25 votes for the FBCAD Board of Directors election and reviewed a District ballot reflecting the candidates. After review and discussion, Director James moved to adopt a Resolution Voting for Director for Board of Director Election for FBCAD, reflecting the District's 25 votes cast in favor of Michael D. Rozell, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Gier seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. McEwen reviewed the engineering report, a copy of which is attached.

Ms. McEwen provided an update regarding the status of the Texas Department of Transportation sound wall/FM 1463 road widening project, noting that the overall project is expected to be complete in early 2027.

Ms. McEwen provided an update regarding the Lift Station No. 1 Rehabilitation and Diesel Generator Addition, noting that there are no pay estimates for the Board's consideration.

Ms. McEwen provided an update regarding the 2024 Sanitary Sewer Cleaning & Televising. She stated that the contractor has completed the televising and that Quiddity is reviewing the videos.

Ms. McEwen provided an update regarding the 2024 Wastewater Treatment Plant Improvements Project, stating that design is in progress.

Ms. McEwen provided an update regarding the 2025 Drainage Channel Rehabilitation, stating that the design is being finalized.

Ms. McEwen provided an update regarding the preparation of bond application report no. 16.

Ms. McEwen provided an update regarding Hanover Cane Island, as detailed in her report.

Ms. McEwen provided an update regarding the one-year warranty inspection of the South Firethorne Crosswalk Addition. She stated that Quiddity is coordinating with the contractor to replace missing buttons and to refresh the striping near Wolman Elementary School. The Board discussed concerns regarding lighting near the crosswalk and directed Quiddity to bring a proposal for lighting options to the next Board meeting.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") PHASE II SMALL MS4 GENERAL PERMIT

Ms. McEwen reported that the TCEQ released the new General permit on August 14, 2024. She stated that Quiddity is reviewing changes to the permit and will begin preparing the District Storm Water Management Plan ("SWMP"), as authorized by the Board at the November 27, 2023, meeting. Ms. McEwen noted that the deadline for submission of the Notice of Intent and SWMP is February 11, 2025.

PARK AND LANDSCAPE MATTERS

Mr. Faubion reviewed the park and landscape maintenance report, a copy of which is attached, and updated the Board on the status of previously approved projects, as well as current tasks in progress.

Mr. Faubion presented a proposal in the amount of \$21,375.00, submitted by Terry's, to repair the Savannah Hawk Playground fall surface, a copy of which is attached to his report. Discussion ensued regarding the color of the fall surface, and the Board directed Terry's to request recommendations for contrasting colors.

Mr. Faubion presented a proposal in the amount of \$24,120.50, submitted by Terry's, for fence installation at the fire station on FM 1463 and Tamarron Crossing, a copy of which is attached to his report.

Mr. Faubion presented a proposal in the amount of \$2,228.55, submitted by Terry's, for the west detention drainage and grading of swale, a copy of which is attached to his report.

Mr. Faubion presented a proposal in the amount of \$894.60, submitted by Terry's, for six additional 18x24 signs, a copy of which is attached to his report. The Board concurred to remove the line item for Landscape Enhancement Crew.

Mr. Faubion then presented a proposal in the amount of \$849.65, also submitted by Terry's, for the west detention wash out, a copy of which is attached to his report.

Following review and discussion, Director Shipley moved to (1) approve the park and maintenance landscape report; (2) approve the proposal in the amount of \$21,375.00; (3) approve the proposal in the amount of \$2,228.55; (4) approve the proposal in the amount of \$894.60, as revised; and (5) approve the proposal in the amount of \$849.65. Director James seconded the motion, which passed unanimously. The Board did not take action on the proposal in the amount of \$24,120.50.

PARK AND LANDSCAPE DEVELOPMENT MATTERS

There was no discussion on this matter.

OPERATION OF DISTRICT FACILITIES

Ms. Reeves reviewed the operations report, a copy of which is attached, and provided an update regarding previously approved projects.

Ms. Reeves reviewed the North Fort Bend Water Authority ("NFBWA") 2024 Water Conservation Provider Program initiatives.

Ms. Reeves presented a proposal in the amount of \$5,400.00, submitted by Ski-Bo's General Services LLC, to replace the wooden pickets of the fence at offsite well no. 1. A copy of the proposal is attached to the operations report.

Ms. Reeves presented a proposal in the amount of \$6,750.00, submitted by Accurate Meter & Backflow, LLC ("Accurate"), to replace transfer pump meter no. 2 at

the wastewater treatment plant. A copy of the proposal is attached to the operations report.

Ms. Reeves presented a proposal in the amount of \$7,712.00, submitted by Inframark, to replace a clay valve on the east lake. A copy of the proposal is attached to the operations report.

Mr. Wallin presented two proposals submitted by Edustrial Solutions ("Edustrial") to hand prepare and paint 320 fire hydrants, in the amount of \$27,200.00, and pressure wash and paint 320 fire hydrants, in the amount of \$10,720.00, respectively, copies of which are attached to the operations report. Mr. Wallin then presented two proposals submitted by Bright Side Construction for abrasive clean up and to paint 320 fire hydrants, in the amount of \$40,000.00, and pressure wash and paint 320 fire hydrants, in the amount of \$12,800.00, respectively, copies of which are attached to the operations report.

The Board considered amending the Rate Order to reflect an increase in the amount charged to the District by the NFBWA for each 1,000 gallons of water. The Board did not amend the Rate Order.

Ms. Reeves discussed a resident request for a leak adjustment. She stated that the resident has been offered a payment plan, and that the resident has made the first payment. The Board concurred to not take action on the request as the District does not have a leak adjustment policy.

Ms. Reeves requested authorization to send two uncollectible accounts totaling \$1,031.68 to a collection agency.

Ms. Reeves reviewed the list of delinquent accounts and reported that the persons on the termination list provided to the Directors were mailed written notice prior to this meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and show reason why utility service should not be terminated for reason of nonpayment. The Board conducted a hearing on the termination of utility service to delinquent accounts.

Ms. Reeves discussed the Notice of Enforcement for Comprehensive Compliance Violation with the TCEQ.

After review and discussion, Director Shipley moved to (1) approve the operator's report; (2) approve the proposal in the amount of \$7,712.00, submitted by Inframark; (3) approve the proposal in the amount of \$6,750.00, submitted by Accurate; (4) approve the proposal in the amount of \$27,200.00, submitted by Edustrial; (5) authorize the operator to send two uncollectible accounts totaling \$1,031.68 to a collection agency; and (6) authorize termination of delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in

the District's official records. Director McFarland seconded the motion, which passed unanimously. The Board did not take action on the proposal in the amount of \$5,400.00 and concurred to replace the fence pickets as needed.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Mr. Waggoner reviewed the communication report from Touchstone and discussed updates to the District's website, a copy of which is attached.

EMERGENCY COMMITTEE ACTION PLAN

The Board considered amending the Emergency Committee Action Plan.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

There was no discussion on this matter.

ATTORNEY'S REPORT

There was no discussion on this matter.

The Board concurred to hold the regular meeting on December 12, 2024.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)



Asst.


Secretary, Board of Directors

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